

LAND BOARD AGENDA ITEM
November 17th, 2008

**FINAL APPROVAL FOR LAND BANKING SALES # 1, 225, 226,
389, 390, 391, 392, 393,394, 395, 465, 532, 533, 534, 535 & 537
BLAINE COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominators: Parcel 1 – Lessee, Haldemann Ranch

Parcels 225 & 226 – Lessee, Gordon Cattle Co.

Parcels 389, 390, 391, 392, 393, 394, 395, 465, 532, 533, 534, 535 & 537 - Department of Natural Resources and Conservation, Northeast Land Office

Location: Parcel 1 – located 32 miles south of Chinook.

Parcels 225 & 226 – are located 18 miles south of Chinook.

Parcel 389 – located 24 miles south of Chinook.

Parcels 390,391,392 & 394 - are located 15 to 20 miles south of Chinook.

Parcel 393 – located 20 miles south of Chinook.

Parcel 395 - located 12 miles southeast of Chinook.

Parcels 465, 532, 533, 534 & 535 – These tracts are located approximately 3.5 miles northwest of Chinook.

Parcel 537 - located 10 miles east of Chinook

Property Characteristics: Parcel 1 – Hilly, broken grazing land

Parcels 225 & 226 – Two tracts of rolling grazing land that abut the lessee's ranch headquarters.

Parcel 389 – Small tract of grazing land

Parcels 390,391,392 & 394 - Smaller grazing tracts, one parcel has a stock reservoir.

Parcel 393 – Small 40 acre, unfenced grazing tract.

Parcel 395 – Isolated grazing tract, with two small stock reservoirs.

Parcels 465, 532, 533, 534 & 535 – A cluster of 5 small grazing and Ag land tracts, intermixed with private ownership.

Parcel 537 - Small tract of grazing land

Access:

Parcel 1 – Surrounded by privately owned property, no legal public access.

Parcels 225 & 226 – No legal public access, surrounded by Gordon Cattle Co.

Parcels 389, 390, 391, 392, 393, 394, 395, 465, 532, 533, 534 & 535 – Small grazing and Ag land tracts, surrounded by private property, with no legal public access.

Parcel 537 - Tract is publicly accessible but has low recreational use value due to its size and isolation from other public lands.

Background:

In April 2008, the Board approved these parcels to continue through the Land Banking sales evaluation process. In September 2008 the Board set the minimum bids at the appraised values with access as follows:

Sale #	Acres	Legal	Minimum Bid	Trust
1	640	ALL Section 36, T28N-R20E	\$160,000	Common School
225	80	W½NE¼ Section 23, T30N-R19E	\$20,000	Common School
226	80	W½SE¼ Section 14, T30N-R19E	\$20,000	Common School
389	40	SW¼NE¼ Section 13, T29N-R20E	\$10,000	Common School
390	40	NW¼SW¼ Section 8, T29N-R21E	\$10,000	Common School
391	80	N½SW ¼, Section 24, 30N-R20E	\$20,000	Common School
392	40	SW ¼ SW ¼, Section 26, 30N-R20E	\$10,000	Common School
393	40	SW ¼ NW ¼ Section 33, 30N-R20E	\$10,000	Common School
394	80	NW¼SE¼, NE¼SW¼,	\$20,000	Common School

